

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Brentwood/Highland Combined Neighborhood Plan

**CASE#:** NPA-2012-0018.02      **DATE FILED:** February 28, 2012 (In-cycle)

**PC DATE:**      October 23, 2012  
October 9, 2012  
September 25, 2012  
September 11, 2012  
July 10, 2012  
June 26, 2012  
June 12, 2012

**ADDRESS/ES:**      5527 Sunshine Drive

**SITE AREA:**      Approx. 1.82 acres (Note: On November 1, 2012, the applicant removed several properties from the application. See email on page 9)

**APPLICANT/OWER:**      George Shia

**AGENT:**      Coats, Rose, Yale, Ryman & Lee (John Joseph)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Mixed Use/Office  
**To:** Multifamily

**Base District Zoning Change**

**Related Zoning Case:** C14-2012-0052 (CP)  
**From:** SF-6-NP      **To:** MF-5-NP

**Related Zoning Case:** C14-2012-0054 (CP)  
**From:** LO-MU-NP      **To:** MF-5-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:**      May 13, 2004

**PLANNING COMMISSION RECOMMENDATION:** To deny plan amendment request.

**Previous Actions:**

On June 22, 2012, the motion to postpone the case to the June 26, 2012 Planning Commission hearing was made by Commissioner Kirk with Commissioner Hatfield's second. The motion was passed on a vote of 6 to 0, with Commissioners Anderson, Sullivan, and Chimenti absent. The motion included a condition that the applicant work with neighborhood.

On June 26, 2012, the motion to postpone to July 10, 2012 by the request of staff was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 6-0-1; Chair Dave Sullivan abstained, Commissioners Alfonso Hernandez and Jean Stevens were absent.

On July 10, 2012, the motion to postpone the case to September 11, 2012 was approved on the consent agenda on a vote of 6 to 0 with Commissioners Anderson, Hatfield, and Stevens absent.

On September 11, 2012, the motion to postpone to September 25, 2012 by the request of the neighborhood, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

On September 25, 2012, the motion to postpone to the October 11, 2012 by the request of staff, was approved on the consent agenda by Commissioner Chimenti's motion, Commissioner Stevens seconded the motion on a vote of 8 -1 -1, Commissioner Hernandez abstained and Commissioner Hatfield was absent.

On October 9, 2012, the motion to postpone to October 23, 2012 by the request of staff was approved on the consent agenda by Commission Nortey's motion, Commission Stevens seconded the motion on a vote of 9 – 0.

On October 23, 2012 the Planning Commission held a public hearing to consider the plan amendment and rezonings. The commission voted unanimously to deny plan amendment and zoning change requests with a vote 8-0, Commissioner Hatfield was absent.

**STAFF RECOMMENDATION:** Recommended.

**BASIS FOR STAFF'S RECOMMENDATION:** The plan amendment request meets the following Goals, Objectives, and Recommendations:

*Vision and Goals*

***Vision***

The Brentwood/Highland neighborhoods will be clean, safe, attractive, well maintained communities that will preserve and enhance their existing diverse characters of affordable, single-family, owner-occupied homes and unique businesses that are built to scale. The neighborhoods will encourage limited mixed-use development, create parks and green spaces, build a strong sense of community, and provide accessibility for all means of transportation.

## **Goals**

### **Land Use Goals**

1. Preserve and enhance the single-family residential areas and housing opportunities for persons with disabilities.
2. Maintain existing civic and community institutions.
3. Encourage a mixture of compatible and appropriately scaled business and residential land uses in the neighborhood and mixed-use development on major corridors to enhance this diversity.
4. Preserve locally owned small businesses in the neighborhood and encourage new ones that are walkable and serve the needs of the neighborhood.
5. Focus higher density uses and mixed-use development on major corridors, and enhance the corridors by adding incentives for creative, aesthetically pleasing, pedestrian-friendly redevelopment.
6. Improve affordability of home-ownership and rental properties.

### **Transportation Goals**

1. Maintain a traffic pattern that provides easy access to destinations, while keeping thru-traffic off of interior streets by creating safe and efficient corridors and arterials.
2. Create a bicycle and pedestrian network that is safe and accessible for people of all ages and mobility levels, by improving routes and facilities for walkers and cyclists.
3. Provide public transit options and accessibility.

### **Parks, Open Space, and Environment Goals**

1. Preserve and enhance existing parks, green spaces, and recreation facilities and add new parks and green spaces to ensure that all areas of the neighborhood have a park or green space nearby.
2. Improve drainage along neighborhood creeks and streets and prevent erosion by using natural materials.

### **Urban Design and Historic Preservation Goals**

1. Preserve the diversity, character and scale of homes in the neighborhood by encouraging renovations and new development to be compatible with existing homes.

2. Improve the appearance of major corridors by reducing and improving signage, improving lighting, and adding trees, landscaping and public art.
3. Preserve historic properties identified as contributing to neighborhood character.

## **Future Land Use – Sub Area Descriptions**

### **Single Family Areas**

One of the most important goals, and the number one priority recommendation in the neighborhood plan relates to preserving established single-family residential areas. In keeping with this goal the Future Land Use Map designates all of the established single-family areas for single-family uses. The neighborhood plan also attempts to accommodate new growth within the single-family areas by allowing secondary apartments as well as single-family homes on smaller lots in certain areas.

### **Major Corridors**

Another important goal of the neighborhood plan is to focus higher-density uses and mixed-use on the major corridors, mainly Burnet Road and Lamar Blvd. One purpose of this goal is to accommodate new residential growth in the neighborhood while still maintaining the existing character and scale of the interior single-family areas. Another purpose is to encourage pedestrian-oriented commercial and mixed-use redevelopment on these major corridors. In keeping with this goal the Future Land Use Map designates Burnet and Lamar as commercial mixed-use. The neighborhood plan also provides incentives for mixed-use redevelopment by allowing the Neighborhood Urban Center special use in certain locations

## **Brentwood Land Use Objectives and Recommendations**

**Land Use Objective B1:** Preserve single-family residential areas

### **Recommendations:**

1. Established single-family areas should retain SF-3 zoning

**Land Use Objective B5:** Focus higher density uses on major corridors and add special use options to enhance the corridors

### **Recommendations:**

1. Add the Mixed-Use (MU) Combining District on Burnet, Lamar, and Koenig Lane east of Woodrow.
2. Allow the Neighborhood Urban Center in the area between Burnet Road and Burnet Lane and south of Justin Lane.



**3. Focus higher intensity uses on Burnet Road and Lamar Blvd.**

**Staff Analysis:** The proposed future land use map change to Multifamily is on property located directly southwest of the intersection of two major arterial streets, Koenig Lane and North Lamar Boulevard. North Lamar Boulevard is a major transportation route for cars, public transportation buses, and is approximately one mile south of Capital Metro's Crestview Rail Station. The changing nature of North Lamar Boulevard as a higher-density corridor supports the plan goals of concentrating such developments along North Lamar. This tract is proposed to be part of a larger project to include property to the east.

The plan expresses the desire to retain SF-3 zoning in the interior of the planning area, but these properties would be considered more on the edge, along North Lamar Boulevard.

**Existing Land Uses:**

**Higher Density Single Family**

Single-family housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.

**Purpose**

1. Provide options for the development of higher-density, owner-occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

**Application**

1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.
3. Applied to existing or proposed mobile home parks.

**Mixed Use/Office**

An area that is appropriate for a mix of residential and office uses.

**Purpose**

1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

**Application**

1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

**Proposed Land Use:**

**Multifamily Residential**

Higher-density housing with 3 or more units on one lot.

**Purpose**

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

**Application**

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

**BACKGROUND:** The application was filed on February 28, 2012, which is in-cycle for City Council-approved neighborhood planning areas located on the west side of I.H.-35.

This plan amendment case is also associated with another plan amendment case, NPA-2012-0018.01 (Texas State Troopers Association –owner) for a proposed combined multifamily project on approximately 6.50 total acres of land. The applicant proposes a three to four story multifamily development with approximately 400 dwelling units on the properties associated with both plan amendment cases.

The associated zoning cases were filed on May 14, 2012 requesting a zoning change to MF-6 (Multi-family Residence- Highest Density). The applicant's agent requested that the plan amendment cases move forward separate from the zoning cases. Therefore, the zoning cases are not on this Planning Commission agenda, but will be scheduled at a later time.

**PUBLIC MEETINGS:** The ordinance required plan amendment meeting was held on Tuesday, April 19, 2012. Approximately 294 meeting notices were mailed to property owners and utility account holders within 500 feet of the property, in addition to neighborhood organizations and environmental groups registered on the Community Registry who requests notification for the area.

Pam Madere, the owners' agent, said the Texas State Troopers property (associated with this case) and the George Shia property (NPA-2012-0018.02) are proposed to be combined into one large multifamily development. The project is proposed as a three to four story multifamily residential building with approximately 400 dwelling units. The main entrance to the development will be off of Houston Street. The apartment units that face Houston Street will be articulated with steps leading up to the ground-level units.

After her presentation, the following questions were asked:

**Q. Will the current owners of the property be the owners of the project?**

A. The owners are evaluating their long-term ownership of the property, but they will be owners of the property for a while.

**Q. How many acres is the total development and maximum height?**

A. It's approximately 6.5 acres. The maximum height of MF-6 is 90 feet, but we are proposing 3 to 4 stories and are proposing around 400 dwelling units.

**Q. Is the less intense MF-3 zoning what you really need?**

A. I don't know, but we will look into it.

**Q. What you are showing us is conceptual. It could be thrown out the window once you get the zoning.**

A. You will have an opportunity to make comments on the proposal at the neighborhood planning process, then the zoning and site plan process.

**Q. How many vehicle trips will 400 dwelling units generate?**

A. I don't know, but a TIA will be required and a Traffic Engineer will do that when we get to that stage.

**Q. Will there be HUD apartments?**

A. A number of the dwelling units will be affordable.

**Q. We don't want curb cuts on Houston Street. There is already a lot of traffic with McCallum High School and drivers using Houston Street to cut-through the neighborhood.**

A. That might not be possible to not have curb-cuts on Houston Street since the main entrance is proposed there.

**Q. Will there be any green space for the neighborhood to use?**

A. There will be a parkland dedication requirement where we pay money into a fund so parkland can be available to your community.

**Q. Could you do a multifamily development in the CS-MU zoning?**

A. Yes, but we would not be able to get 400 units.

Other general comments made from attendees at the meeting:

- We would prefer owner-occupied dwelling units and not rentals because of the high turn-over from rental units. We want people to be invested in the community.
- George Shia has a beautiful property and we want to preserve his property in our neighborhood.
- MF-6 is not compatible with the neighborhood and is a big departure from what is there right now.

- We want all vehicle access to be off of N. Lamar and not Houston Street, which is a residential street.

The Brentwood Planning Contact team submitted a letter that does not support the plan amendment request. See pages nine and ten of this report.

Other citizen comment forms and e-mails are located at the back of this report.

**CITY COUNCIL DATE:**

June 28, 2012                      **ACTION:** Postponed to the August 2, 2012 hearing.

August 2, 2012                      **ACTION:** Postponed to September 27, 2012

September 27, 2012              **ACTION:** Postponed to November 1, 2012

November 1, 2012                **ACTION:** Postponed to November 8, 2012

**CASE MANAGER:** Maureen Meredith              **PHONE:**        974-2695

**EMAIL:**            Maureen.meredith@austintexas.gov

**From:** Kelly Wright  
**Sent:** Thursday, November 01, 2012 1:59 PM  
**To:** Meredith, Maureen  
**Cc:** Pamela Madere  
**Subject:** Shia Neighborhood Plan Amendment Application

Maureen,

We would like to withdraw 828, 836, 900 and 902 Houston St. from our Neighborhood Plan Amendment Application (Case No. NPA-2012-0018.02).

Thanks,  
Kelly

**COATS | ROSE**

*A Professional Corporation*

**Kelly Wright**

*Entitlements Manager*

Barton Oaks Plaza  
901 South MoPac Expressway  
Building 1, Suite 500  
Austin, Texas 78746  
Direct: 512.541.3599|Cell: 512.638.0066|Fax: 512.469.9408

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**Brentwood Neighborhood Planning Contact Team**

*Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road*

To: Mayor Leffingwell & Austin City Council Members  
From: Brentwood Neighborhood Planning Contact Team  
Subject: Proposed Plan Amendment (NPA-2012-0018.02) & Associated Zoning Changes  
City Council 11/08/2012 Agenda Items: 74, 75, & 76  
Date: October 31, 2012

Your backup materials for the above-referenced cases should contain the original recommendation letter from the Brentwood Neighborhood Planning Contact Team, dated May 10, 2012. In that document, we provided our rationale for opposing two proposed Plan Amendments and associated rezonings in Brentwood near McCallum High School. Because the applicant's original requests have undergone several reincarnations over the intervening months, we have updated our Team's position below for your review.

After careful consideration of all that has transpired since our first public meeting with the applicant's agents, the Brentwood Neighborhood Planning Contact Team respectfully asks the Mayor and City Council members to deny the proposed Neighborhood Plan Amendment and associated zoning changes near McCallum High School for the following reasons:

**1. Proposed project conflicts with city-sponsored Brentwood Neighborhood Plan and Future Land Use Map (FLUM).** The Brentwood Neighborhood Plan encourages and supports high-density multifamily development on the Burnet and Lamar corridors. However, the bulk of this proposed project would sit two blocks into the neighborhood, directly adjacent to single-family homes and our public high school, connected to Lamar only by a narrow "flagpole" lot. The proposed project fails to balance and protect existing single-family uses as specifically provided by the Neighborhood Plan and FLUM and would significantly diminish quality of life and property values for area residents by permitting inappropriately scaled and intense uses in this location. Paradoxically, it would also undercut the long-range vision for increased density and VMU on the Lamar corridor (see Item 10 below).

**2. Comprehensive Plan directs city decision makers to respect the Future Land Use Maps (FLUM) of existing Neighborhood Plans when considering zoning requests.** The recently adopted Imagine Austin Comprehensive Plan states: "Zoning decisions will be guided by all of Imagine Austin's □elements..." and specifically references small area plans such as ours as a guiding element. The Comprehensive Plan further states: "Where a small area □plan exists, recommendations should be consistent with the text of the□ plan and its Future Land Use Map..." A Neighborhood Plan should be amended only if the proposed changes clearly serve the stakeholders' vision, goals, and objectives better than the current

FLUM. These proposals do not, and there has been no evidence presented to suggest that they do.

**3. Planning Commission voted unanimously to deny the proposal and a valid petition is in place against the project.** Over 24% of property owners within 200' of the Shia lots have signed a valid petition against the project, which will require a supermajority vote of Council to override. The project is further opposed by the Brentwood Neighborhood Association, the Brentwood Neighborhood Planning Contact Team and over 300 area stakeholders who have signed a supplemental petition in opposition.

**4. Neighborhood Planning Team has already significantly upzoned properties in question.** Brentwood has a proven record of welcoming and supporting appropriate infill and density, which our Neighborhood Plan is carefully crafted to encourage. In fact, our Planning Team had already upzoned the Shia properties on Houston Street from SF-3 to SF-6 and added a mixed-use designation during our Neighborhood Plan process, specifically to allow for greater value and flexibility when the property was redeveloped. Appropriately scaled multifamily residential use is already allowed on most of the tracts in question, as it is on nearly half of all properties south of Koenig Lane, once Civic Uses are removed from the equation. Rezoning these properties is not only unnecessary, but would amount to spot zoning at the behest of one particular applicant.

**5. Applicant's request to up zone from 185 units to nearly 400 is extreme even by downtown standards.** The applicant has publicly stated that current zoning would allow at least 185 units on the combined tracts, without any rezonings or Plan amendments. Rather than work within these generous parameters, the applicant seeks an extreme upzoning to allow nearly 400 units on these tracts. For purposes of comparison, the Austonian located in the Central Business District has 188 units and Spring Condos, also located downtown, has 248 units. The applicant's requested upzoning is an enormous leap even by downtown standards.

**6. The proposed project would add more than 2,400 additional vehicle trips per day to an area already saturated with traffic, raising safety concerns for McCallum High School students according to the Education Impact Statement.** The proposed project would wrap across the back of the school's designated senior parking lot and would be sited directly across Sunshine Drive, a two-lane residential street, from the school's south and main entrances. One of only two full-use driveways for the project would exit across the sidewalk onto Houston Street, a key daily access route for nearly 1,800 high school students and several hundred school staff. Houston Street is already more than triple its desired operating threshold, with 3,610 vehicle trips per day, according to the Traffic Impact Analysis for the project. Student drivers are young and inexperienced and all students – whether walking, biking, skateboarding, texting – are subject to the distracted, impulsive behaviors of teens. The prospect of an additional 2,400+ vehicles in this area raises significant safety concerns for students, as referenced in the Education Impact Statement for this case.

**7. The proposed rezoning would eliminate both mixed-use and light office development options on the Shia tracts.** Both options were key factors in the Planning Team's original decision to upzone these tracts as part of our Neighborhood Plan. The proposed rezoning would remove the possibility of office use at a time media reports indicate a critical need for office space.

**8. Recent "affordability" offer is virtually indistinguishable from market rates and provides no significant benefit.** Brentwood's VMU ordinance requires that ten percent of units be made available for those earning 60% Median Family Income (MFI). The applicant recently proposed to make ten percent of Shia tract units available at 80% MFI, a figure so close to current market rates as to be virtually meaningless. In fact, units at 80% MFI (currently \$45,426/year) would be beyond the reach of over 1,000 city employees and any AISD teachers making below a Step 9 pay grade. This offer falls far short of addressing meaningful affordability goals and cannot reasonably be called a significant community benefit in exchange for such an extreme upzoning.

**9. Proposed project is "concept" only without any guarantees as to what may ultimately be built.** At Planning Commission, the applicant's agent stated that there was no developer yet in the picture and that the proposed project was only a rough "concept." Even if the concept were a desirable one – which it clearly is not - we question the wisdom of granting such extreme upzoning absent any enforceable guarantees regarding the final project.

**10. The proposed project will hurt future efforts to realize high-density VMU on Lamar.** The Brentwood Neighborhood Plan and FLUM are specifically designed to encourage substantial VMU on the Lamar corridor. The State Trooper's lot, which is 82' wide, could easily accommodate a very tall mixed-use structure without any change to current zoning, or it could be combined with one or more of the adjoining lots to the south for an even larger mixed-use development. However, if the majority of the Trooper's lot becomes a wide designated driveway for the proposed project, it will create a permanent dead zone on this block, posing a potential hazard for pedestrians and removing the possibility of substantial residential use for this site. Once it is locked in as a permanent driveway, the Trooper's lot cannot feasibly revert to VMU as long as the proposed project stands. As designed, this project works against desired density on the Lamar corridor.

Brentwood has always done its part to provide diverse housing choices as Austin grows, and we will continue to do so. Our Team has worked productively with other developers on very large projects that our Plan was designed to encourage, including a massive VMU development currently under construction at North Loop and Lamar. We fully believe there is a right project for the sites now in question, but the current proposal is not it.

Having worked with the city to provide for appropriate density, we cannot afford to have this careful work undone by what amounts to spot zoning for a single applicant. We urge the City Council to support Planning Commission's unanimous recommendation and deny the current request.



Sincerely,

Richard Brock

Brentwood Neighborhood Planning Contact Team Chair



## Brentwood Neighborhood Planning Contact Team

*Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road*

To: Maureen Meredith, Neighborhood Planner  
Subject: Proposed Brentwood Neighborhood Plan Amendment  
Case Numbers: NPA-2012-0018.01 & NPA-2012-0018.02  
May 10, 2012

On April 19, 2012, the Brentwood Neighborhood Planning Contact Team (BNPCT) held a public meeting in accordance with our bylaws to consider plan amendment proposals for several individual properties within the Brentwood Neighborhood Planning area. The properties are located at 826 Houston Street, 828 Houston Street, 836 Houston Street, 900 Houston Street, 902 Houston Street, 5538 North Lamar BLVD, and 5527 Sunshine Drive.

In attendance were members of the BNPCT, numerous Brentwood residents who live near the subject property, the applicants' agent, and City of Austin Neighborhood Planner Maureen Meredith. The applicants' agent introduced herself to those in attendance and made a case for her client's proposal. Following her presentation, the applicants' agent fielded questions about the proposal from the audience. The applicant's presentation, resident input, and the goals of the Brentwood Neighborhood Plan were all carefully considered before making the following recommendation:

The Brentwood Neighborhood Planning Contact Team **voted unanimously** to **oppose** the applicant's proposed changes to the Brentwood Neighborhood Plan Future Land Use Map for the following reasons:

- 1) The application is in conflict with Land Use Objective B1 because it does nothing to preserve single family residential uses.
- 2) The application is in direct opposition to wants/desires of affected single family neighbors in attendance.
- 3) The properties along Houston Street had SF-3 uses and zoning for years. They were rezoned to SF-6 NP during the original Neighborhood Planning process to allow for increased residential

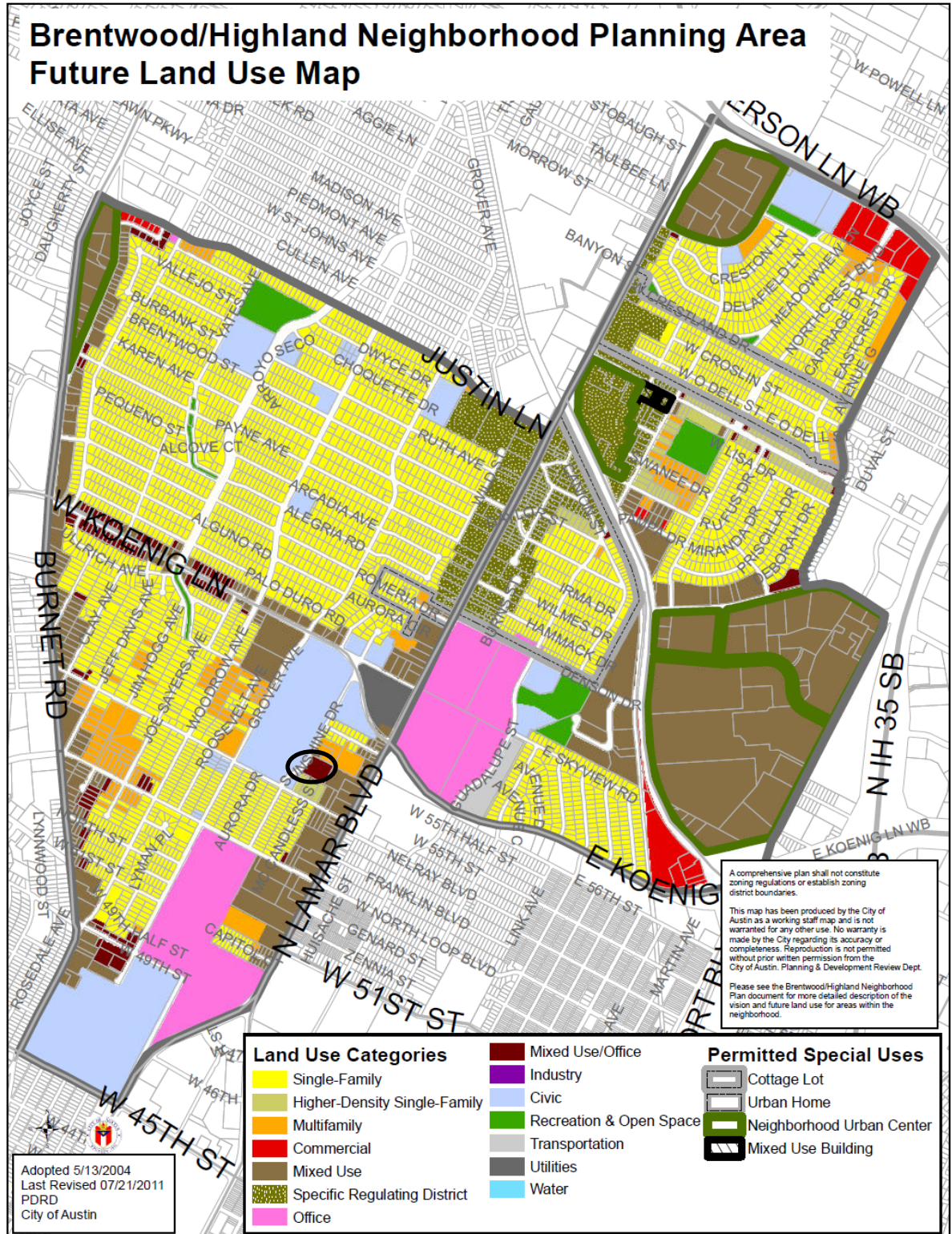
density & to provide a buffer from anticipated changes in the area. The proposed changes to Houston addressed properties would undermine the redevelopment envisioned by Brentwood stakeholders during the Neighborhood Planning process.

- 4) The applicants' agent failed to show any benefit to the neighborhood generally, or any improvement to the Brentwood Plan based on her proposal.
- 5) The application is contrary to Land Use Objective B3 (Encouraging commercial zoning that is appropriate for its location) because it would remove commercial mixed use zoning along Lamar where it is encouraged by our plan. Additionally, it would remove the office mixed use zoning which currently provides a logical transition from the Commercial mixed use zoning along the Lamar corridor to the neighborhood interior.
- 6) The Brentwood Neighborhood Planning Contact Team believes that our Neighborhood Plan provides a frame work for increased density and affordability in Brentwood without these proposed amendments.
- 7) The scale and scope of the proposed changes would negatively impact traffic, parking, and safety.

Additionally, our Team would oppose any action that would rezone the subject properties. The BNPCT respectfully requests that City Planners, Planning Commission and City Council **preserve the land use and zoning of the subject properties** so that they might continue to serve the goals and objectives of our Plan. If the applicants' requests are granted, it will be at the expense of the Brentwood residents who voiced their opposition to this proposal so adamantly at the public meeting and all Brentwood stake holders who repeatedly assert the preservation of our areas SF3 properties as their highest priority.

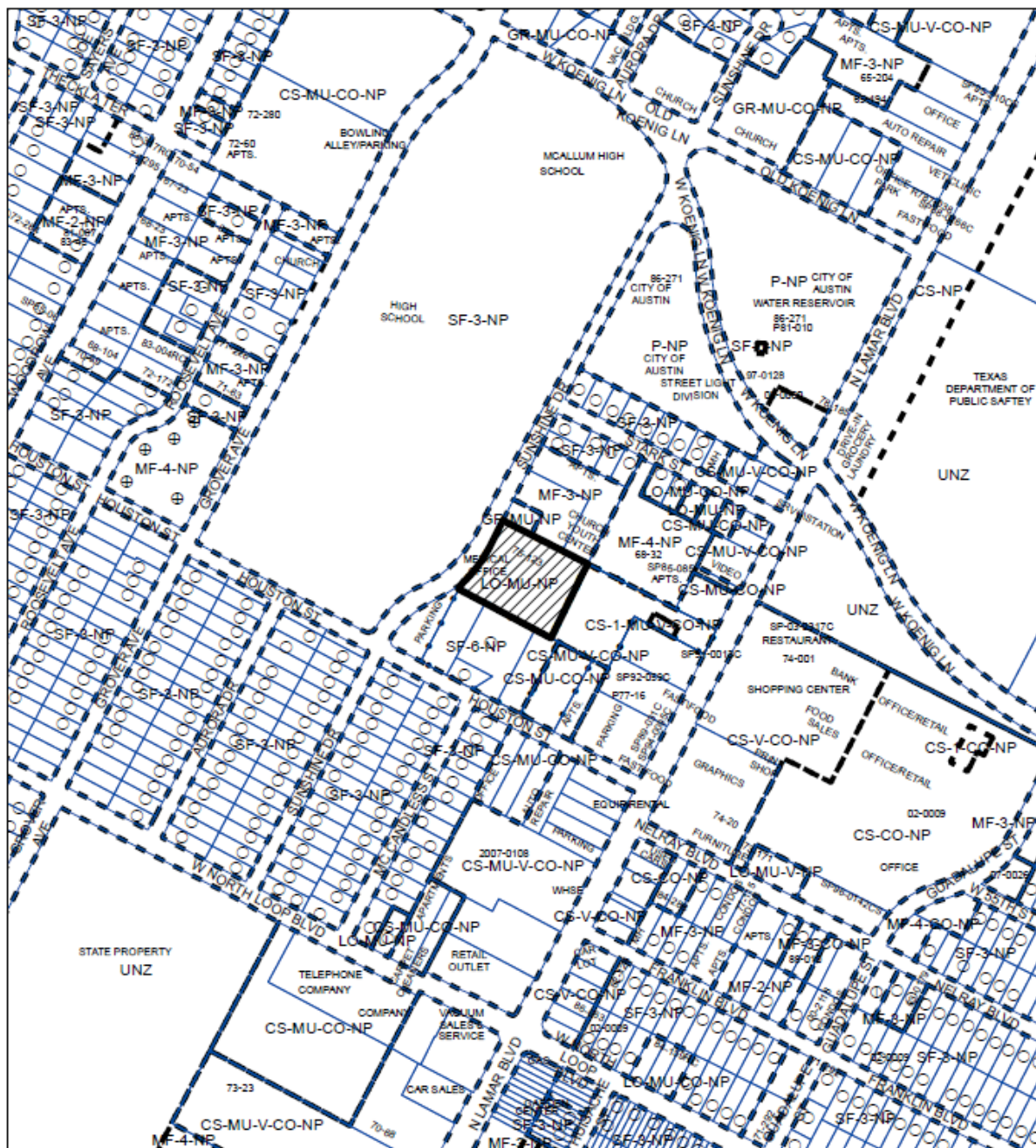
Sincerely,

Richard Brock  
BNPCT Chair  
(512) 458-3677









N  
SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY

 $1'' = 400'$ 

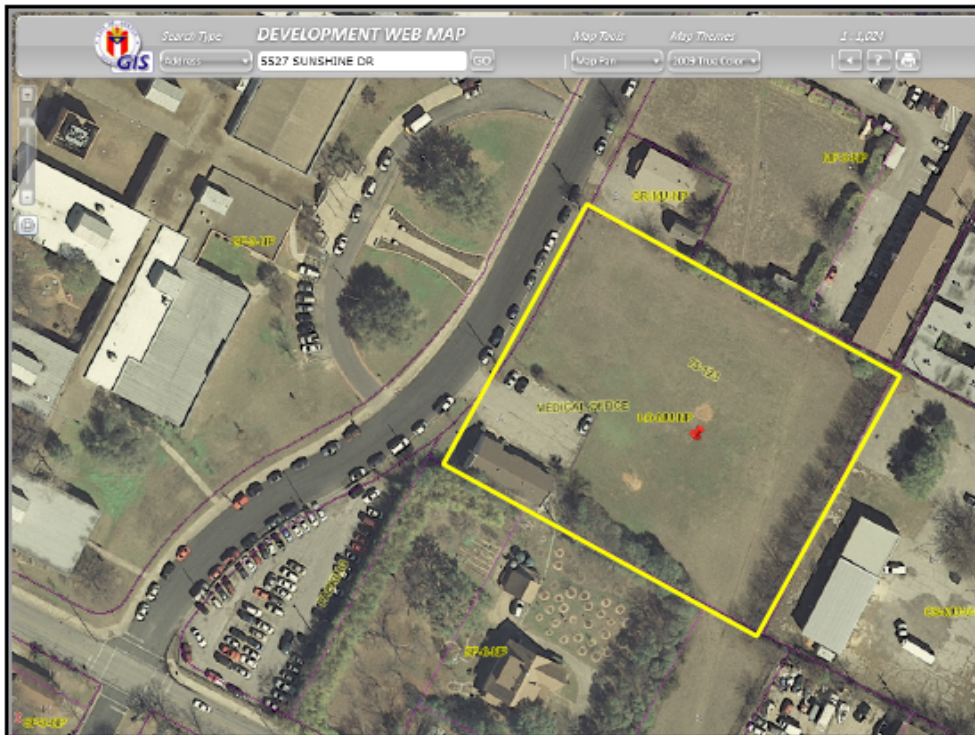
**ZONING**  
ZONING CASE#: NPA-2012-0018.02

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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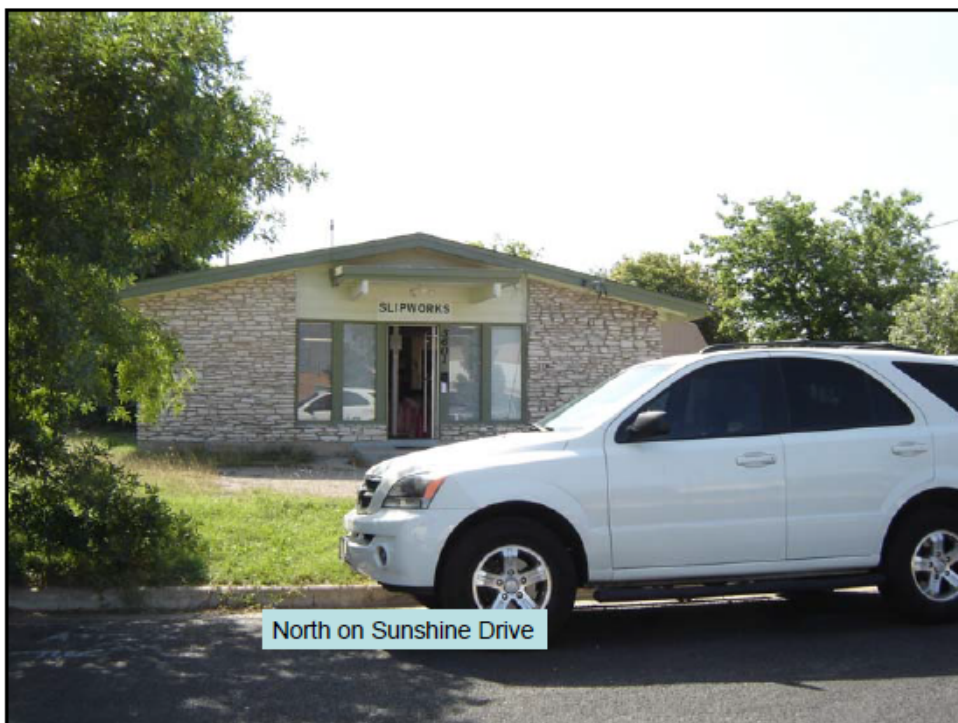








Site – 5527 Sunshine Drive



North on Sunshine Drive

















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**From:** mark harris  
**Sent:** Sunday, May 20, 2012 12:43 AM  
**To:** Meredith, Maureen  
**Cc:** Joe Williams; Emily Royall; Howard McKinney; Laura McKinney  
**Subject:** No to Re-Zoning Cases 0018.01 and 0018.02

Maureen,

I am a resident and home owner in the Brentwood Neighborhood, 5302 Aurora Drive. The re-zoning request cases mentioned in the subject line of this email will bring chaos of the proposed 400 multi-family apartment development with a resulting number of over 600 vehicular traffic added activity to Houston and Sunshine Streets, east of McCallum across the street. The developer needs to develop that 6 acres of land as per the current zoning classification, of SF3 and mixed use.

Please include my email of protest in your report to the Zoning and Planning Committee and subsequent meeting with Council on June 6<sup>th</sup>.

Mark Harris  
431-8908

**From:** Karen and David  
**Sent:** Thursday, May 24, 2012 10:57 AM  
**To:** Meredith, Maureen  
**Cc:** Cervantes, Rosa  
**Subject:** NPA-2012-0018.01 & NPA-2012-0018.02

Dear Ms. Meredith,

I am writing as a concerned community member, and parent of 2 McCallum High School graduates, about 2 requests (NPA-2012-0018.01 or NPA-2012-0018.02) for neighborhood plan amendments very near McCallum High School, which I feel will be detrimental to the school community and to neighborhoods in Austin.

First, I believe that once a community puts the energy and effort into creating a Neighborhood Plan, it should be adhered to (at least for a generation or 2). If Neighborhood Plans are treated like suggestions, which are easily altered, citizens will not have confidence in the process or plan and it will become harder to find community volunteers to work on plans or other important community functions.

The citizens and staffers who worked on the Neighborhood Plan deserve to have it respected. The community deserves to believe that the plan, which was created to protect the integrity of the neighborhood while allowing growth and change in some areas, is a strong and viable document.

Even more importantly, if both of these parcels are developed as it appears the plans call for, the traffic around the high school will be exponentially worse than it already is, and it is very congested at this time. Congestion leads to frustration, which leads to speed, poor decisions, aggressive driving, and ultimately accidents.

These properties are extremely close to the high school. A non-urban school might own the property this close to the school, but this is an urban school and the neighborhood and city have a responsibility to manage land use near schools to enhance the safety of the students, teachers, and parents. Changing the zoning on these properties to Very High Density and Higher Density will create traffic that the streets cannot handle, which will create a hazard for the school community and the hundreds of additional people the development will add to the mix. The current zoning allows development of the properties which will possibly be too dense for that close to a school with so much vehicular traffic. Increasing the density allowed in that block, with ingress and egress from Houston and/or Sunshine, will create a community safety hazard and should not be approved.

Please do not recommend approval of these amendments to the Neighborhood Plan.

Thank you,  
Karen Saadeh  
4308 Ave F  
Austin 78751

-----Original Message-----

From: Joseph Weber

Sent: Tuesday, June 05, 2012 7:31 PM

To: Meredith, Maureen

Subject: NPA-2012-0018.01 & NPA-2012-0018.02 - reclassification

Dear Ms. Meredith.

I am writing to you today to express my concern about proposed development on Houston Street (case numbers NPA2012-0018.01 and NPA-2012.0018.02) in the Brentwood Neighborhood.

My concern is that the requested zoning and land use changes will allow for the kind of development that is anathema to the VMU based density that my neighborhood voiced strong support of in our neighborhood planning process and subsequent adoption of our Neighborhood Plan. We approved this plan because we believe that appropriate density can be a boon for our neighborhood. Appropriate density can promote vibrant, multi-modal transit corridors on Lamar and Burnett, it encourages human powered modes of transportation, and it encourages shopping and entertainment at the micro-local level. All of which fosters the sense of neighborhood and community that comes with conscientiously developed urban spaces.

If these concessions are granted and this development project is allowed to proceed as was outlined at the April 19th public hearing, then you will be encouraging density for the sake of claiming density. You will be encouraging the additional construction of monolithic single-use properties that contribute little to the health and vibrancy of Austin's neighborhoods. The City of Austin asked certain of its neighborhoods to adopt VMU based density principals in their respective neighborhood plans as a way to promote "smart growth". Yet with these concessions the City will then turn around and circumvent those self-same principals it once promoted to its neighborhood stakeholders. What does that say about the viability of civic participation, when we wish to promote, not stonewall, Austin's own vision of smart growth and appropriate density?

Finally, this is not simply a NIMBY response to our populations need for development. My street of McCandless worked with the developers of the Lamar and North Loop project that is virtually ~In My Back Yard~. This project met the standards of VMU as outlined by the city and our Neighborhood Plan. Its development team met with, received feed back from, and cooperated with my neighbors on their proposed site plan. As a result, their requests for setback requirements went through with no opposition from our street or the greater Brentwood Neighborhood Association. We look forward to the ground breaking of this project and the positive contributions that our new neighbors and businesses will bring to Brentwood and the Lamar corridor.

This proposed Houston development lacks similar support precisely because it is contrary to the stated goals and vision first promoted by the City of Austin and then incorporated into our Neighborhood Plan. It will do nothing to enhance our neighborhood and I respectfully ask that you do not reclassify the Houston Street properties in question.

Please confirm that you have received this email and entered it into the public record.

Respectfully,  
Joseph Weber  
5309 McCandless  
Austin, TX 78756



**From:** Evan Rivera

**Sent:** Wednesday, June 06, 2012 7:22 AM

**To:** Meredith, Maureen

**Subject:** Opposition to Zoning and Land Use changes for Case Numbers: NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0052, C14-2012-0053, C14-2012-0054

To: Maureen Meredith, Neighborhood Planner

Subject: Proposed Brentwood Neighborhood Plan Amendment

Case Numbers: **NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0052, C14-2012-0053, C14-2012-0054**

June 2nd, 2012

I would like to register my opposition to the proposed land use and zoning changes detailed in the case numbers listed above. Please include this letter in the public record, also please reply back to confirm that it was received.

My wife and I have owned and resided at 5314 McCandless Street for 11 years. This is our first house, and we have chosen to stay here and start a family. Part of the reason we live in this area are the density and walking access. I am excited about all of the new projects along this stretch of Lamar, with the exception of this one. I am opposed to this project for the simple reason that it seeks to make an arbitrary change to the approved land use map, which the neighborhood put a lot of time and thought into. If the planning commission and city council approve this kind of isolated zoning change, then the big-picture land use plan, and all of its goals of dense corridors, compatibility, and livable neighborhoods will be slowly eroded. Indeed, if the map can be changed based on a single landowners request, against the wishes of the neighborhood and the recommendation of the contact team, one wonders what the point is of having a map at all.

In short; the long-range, big-picture land use plan put together by the city and the neighborhood working together should overrule the short-term desires of a single property owner. The only exception would be if the property owner can demonstrate that the requested change enhances the goals of the overall plan. This applicant has failed to do that.

In addition, I also have these more specific issues with the proposed change.

1. The applicant wishes to change mixed-use to multifamily. Mixed-use development brings more value to the neighborhood around it than multifamily. Multifamily simply brings more density. We love the nearby mixed-use developments and frequently patronize the businesses there. If each landowner along the VMU corridor is allowed to opt-out of mixed-use, then we will be left with monolithic single-use properties, not the vibrant mixed-use avenues we want.

2. There is already plenty of multifamily-zoned land in the area. I see no reason to add more. If this developer wants to develop under multi-family zoning, then he or she should pursue acquiring some of that property.
3. Changing all of the combined properties to MF6 will allow for a level of density that is incompatible with the surrounding neighborhood. There are currently 2 residential units on the combined properties. Current land-use and zoning will probably support a 100-fold increase in population density. I see no reason to modify the land-use and zoning to support a 200-fold increase when the land has been so underutilized for so long.
4. That level of density will also dramatically increase traffic on Sunshine and Houston. Sunshine is the main access street for McCallum High School, and is already congested in the morning and afternoon. Houston is a small residential street that can't support very much traffic, and has no light at Lamar.

Regards,

Evan Rivera

5314 McCandless

To: Maureen Meredith, Neighborhood Planner

Subject: Proposed Brentwood Neighborhood Plan Amendment

Case Numbers: NPA-[2012-0018.01](#) & NPA-[2012-0018.02](#)

June 6, 2012

On April 19, 2012, the Brentwood Neighborhood Planning Contact Team (BNPCT) held a public meeting in accordance with our bylaws to consider plan amendment proposals for several individual properties within the Brentwood Neighborhood Planning area. The properties are located at 826 Houston Street, 828 Houston Street, 836 Houston Street, 900 Houston Street, 902 Houston Street, 5538 North Lamar BLVD, and 5527 Sunshine Drive.

I was one of the Brentwood residents in attendance. Also in attendance were members of the BNPCT, numerous other Brentwood residents who live near the subject property, the applicants' agent, and City of Austin Neighborhood Planner Maureen Meredith. The applicants' agent introduced herself to those in attendance and made a case for her client's proposal. Following her presentation, the applicants' agent fielded questions about the proposal from the audience. The applicant's presentation, resident input, and the goals of the Brentwood Neighborhood Plan were all carefully considered before making the following recommendation:

I agreed with The Brentwood Neighborhood Planning Contact Team that **voted unanimously** to **oppose** the applicant's proposed changes to the Brentwood Neighborhood Plan Future Land Use Map for the following reasons:

- 1) The application is in conflict with Land Use Objective B1 because it does nothing to preserve single family residential uses.
- 2) The application is in direct opposition to wants/desires of affected single family neighbors in attendance.
- 3) The properties along Houston Street had SF-3 uses and zoning for years. They were rezoned to SF-6 NP during the original Neighborhood Planning process to allow for increased residential density & to provide a buffer from anticipated changes in the area. The proposed changes to Houston addressed properties would undermine the redevelopment envisioned by Brentwood stakeholders during the Neighborhood Planning process.
- 4) The applicants' agent failed to show any benefit to the neighborhood generally, or any improvement to the Brentwood Plan based on her proposal.
- 5) The application is contrary to Land Use Objective B3 (Encouraging commercial zoning that is appropriate for its location) because it would remove commercial mixed use zoning along Lamar where it is encouraged by our plan. Additionally, it would remove the office mixed use zoning which currently provides a logical transition from the Commercial mixed use zoning along the Lamar corridor to the neighborhood interior.

6) The scale and scope of the proposed changes would negatively impact traffic, parking, and safety.

Additionally, I do not see how the residents of our neighborhood should accept any changes to the zoning of the subject properties. I request that the that City Planners, Planning Commission and City Council **preserve the land use and zoning of the subject properties** as also requested by the BNPCT. My reasoning is that the city desired and supported the neighborhood planning process which took several years of discussions with stakeholders, and thus it should follow that the city offices and elected officials should continue to serve the goals and objectives of our the neighborhood plans, and in this case, specifically the Brentwood Neighborhood Plan. If the applicants' requests are granted, it will be at the expense of the Brentwood residents who voiced their opposition to this proposal so adamantly at the public meeting and all Brentwood stakeholders who repeatedly assert the preservation of our areas SF3 properties as their highest priority.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carey King', with a large, sweeping loop at the end.

Carey King  
Brentwood Neighborhood Resident (5301B McCandless)

Subject: Proposed rezoning in Brentwood

Case Numbers: NPA-2012-0018.01 and NPA 2012-0018.02

To Whom It May Concern:

I am writing this email indicating my objection to the proposed zoning changes for these lots. I live across the street from these lots in a lovely neighborhood that is going to be adversely affected by the zoning changes and subsequent construction of a 400 unit monstrosity. I was disappointed that pictures of the neighborhood were not included in the packet that was provided at the public meeting.

The neighborhood plan that was developed should be the footprint for all that concerns the neighborhood. It took into account for growth into the area and provided a buffer for commercial and residential interests. Selective rezoning at the whim of a special interest should not undermine this plan. Why was this even recommended by city staff when it was outrightly objected to by the Brentwood planning team? Was there some untoward lobbying by these developers? There are numerous run down areas in the vicinity which could be developed if the true goal is to build up density in central austin. Furthermore, the lots can already be developed according to their current zoning-adding density and keeping the neighborhood intact.

Furthermore, another goal, I thought, was to keep the central austin neighborhood family friendly and vitalized- homeowners are more involved in their community. With increased traffic that this monstrosity of a building will bring, it will make the area less family friendly. The changes will probably cause people to strongly consider if this is a neighborhood they want to invest in and raise families versus go to the burbs. In the same vain, if families move out, neighborhood schools suffer causing a death spiral for the neighborhood.

Making a quick buck is not what austin should be about. If that is what you want move to dallas.

This from a long time austin resident-not a fake resident who lives in westlake.

Sincerely,

Chandima S. Dehiptiya, MD

To: Maureen Meredith, Neighborhood Planner  
Subject: Proposed Brentwood Neighborhood Plan Amendment  
Case Numbers: **NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0052, C14-2012-0053, C14-2012-0054**

June 6nd, 2012, 4:25pm

Dear Ms. Meredith (and Planning Commission/City Council Members):

I am writing to document my opposition to the proposed land use and zoning changes detailed in the case numbers listed above. Please include this letter in the public record, and in the meeting packets for the June 12 Planning Commission and June 28 City Council meetings. Per our phone conversation a few minutes ago, I was unaware that the cutoff date/time for Planning Commission packet inclusion is TODAY at 4:30pm. Thank you for your generous offer to extend that time today to 5pm. ***Please reply back to confirm that it has been received and will be included for both meeting packets.***

I have owned and resided at 5405 McCandless Street for 16 years. I moved into this small home as a single mom of two McCallum students, and as a Chief of Staff to the state health department, where our school/offices were each two blocks away. This home and neighborhood have been enormous stabilizing and nourishing forces for me, my sons, and now my grandsons.

It's been with intentional commitment that I've lived in Crestview/Brentwood/Allandale areas for over 30 years. I've served as a volunteer/board member for Brentwood/Lamar/McCallum PTA, North Austin Optimist Youth Sports, University Hills Optimist Youth Sports, ExtendaCare for Kids, and Travis County RSVP (Now 'Coming of Age'). My grown kids still have friends from those t-ball, elementary, and after-school programs. My mom lived the last years of her life at Retirement and Nursing Center, also in Brentwood.

Suffice it to say that I am invested in this entire area, its schools, organizations, kids, and families. I'm also invested in the legacy of my home and my neighbors -- past, present, and future.

Our little street not huge on the map, but our neighborhood culture is joyful and rich. Local privately owned businesses and restaurants, physician offices and coffee houses -- we all love them, frequent them, and love seeing our neighbors and their kids there.

We are forward-thinking, open-minded and conscientious residents of Austin, and what we call 'Baja Brentwood.' We organized efforts to work with the developers of the upcoming Camden project on North Lamar, we've welcomed the condo project down the road on Houston street (lovely!), and welcomed the transformation of McCallum into a Fine Arts Academy.

Another thing I've always loved about Brentwood is the nature of our culture. Thoughtful, low-key and community-minded families of all kinds. We have as many (or more) neighborhood gardens/farms, churches/schools, resident artists and musicians, as any area of Austin can boast -- and yet we're reasonably low profile and economically diverse. And visionary! Our neighborhood association and Planning Team are just awesome, and we have a thoughtful, visionary and progressive neighborhood plan/map that represents vast stakeholder input and enthusiastic anticipation for urban neighborhood development. We welcome the future of our neighborhood plan and are committed to upholding it!

In short; the long-range, big-picture land use plan put together by the city and the neighborhood working together should overrule the short-term desires of any single property owner. Exceptions might be if a property owner can demonstrate that the requested change enhances the goals of the overall plan and the neighborhood. This applicant has failed to do that, and has not followed up with us at all for further discussion on any middle ground ***(although invited to do so after our neighborhood planning team unanimously opposed their initial proposal).***

In addition, I also have these more specific issues with the proposed change. ***(Note that these specifics are also included in other submitted comments, and I have intentionally re-stated them here because they are well-articulated.)***

1. The applicant wishes to change mixed-use to multifamily. Mixed-use development brings more value to the neighborhood around it than multifamily. Multifamily simply brings more density. We love the nearby mixed-use developments and frequently patronize the businesses there. If each landowner along the VMU corridor is allowed to opt-out of mixed-use, then we will be left with monolithic single-use properties, not the vibrant mixed-use avenues we want.
2. There is already plenty of multifamily-zoned land in the area. I see no reason to add more. If this developer wants to develop under multi-family zoning, then he or she should pursue acquiring some of that property.
3. Changing all of the combined properties to MF6 will allow for a level of density that is incompatible with the surrounding neighborhood. There are currently 2 residential units on the combined properties. Current land-use and zoning will probably support a 100-fold increase in population density. I see no reason to modify the land-use and zoning to support a 200-fold increase when the land has been so underutilized for so long.
4. That level of density will also dramatically increase traffic on Sunshine and Houston. Sunshine is the main access street for McCallum High School, and is already congested in the morning and afternoon. Houston is a small residential street that can't support very much traffic, and has no light at Lamar.

In summary - I'm confident that the proposals will lead to a greatly reduced quality of life in this area, for the residents, for the students of McCallum, and for those good folks who traverse our area because they want to be part of this great neighborhood.

I urge you all to reject these proposals.

Thank you for your service --

Robin L. Scott  
5405 McCandless St.  
Austin, TX 78756

*Courage is not the absence of fear but rather the judgment that something else is more important than fear. --Ambrose Redmoon*



To: Members of the Planning Commission

Subject: Proposed Brentwood Neighborhood Plan Amendment

Case Numbers: NPA-2012-0018.01 & NPA-2012-0018.02

June 6, 2012

I am writing to ask that the Planning Commission consider two options with regards to the above Neighborhood Plan Amendments. First, if the June 12<sup>th</sup> agenda only considers the NPA/FLUM re-designations for the referenced properties from their current status to multifamily, than this is not sufficient information to justify the proposed changes. On April 19, 2012 the representative of the petitioners met with the Brentwood Neighborhood Planning Contact Team (BNPCT). At that time the city had not received any formal requests for zoning changes. However, the presentation focused on an anticipated MF-6 designation and discussed a possible 400 unit apartment complex. Without further information the BNPCT voted unanimously to reject the proposed FLUM changes. Given the wide range of development options under an MF-6 designation, an NPA should not be accepted without further information about proposed zoning.

On the other hand, if the applicants have provided additional zoning information, then I request Commissioners to consider an appropriate transition between higher density development near the Koenig Lane and Lamar Blvd. intersection and the SF-3 neighborhood to the south of Houston Street. I am supportive of the broad goals to increase urban density - especially along key arterial corridors. In fact, along with my neighbors on Mc Candless Street, I have been supportive of the VMU zoning along our stretch of North Lamar Blvd. While supporting apartment access to mass transit along Lamar Blvd, it seems the best option to transition between higher density development near Koenig Lane and Lamar intersection (where existing apartments zoned MF-3 and MF-4 currently exist) would be to preserve SF-6 zoning along Houston street with the option for commercial zoning on Houston Street nearer to Lamar Blvd. I believe this horizontal mixed use will continue to serve the planning objectives of the city and respect the integrity of the surrounding neighborhood.

I am planning to attend your meeting on June 12<sup>th</sup>, and I look forward to having an opportunity to elaborate upon my position as part of the broader discussion of how to accommodate continued development in north central Austin.

Sincerely,

Dr. Bright Dornblaser

5406 Mc Candless Street

**From:** Luann Williams  
**Sent:** Friday, June 08, 2012 11:22 AM  
**To:** Meredith, Maureen  
**Subject:** Proposed Brentwood Neighborhood Plan Amendment

To: Maureen Meredith, Neighborhood Planner  
Subject: Proposed Brentwood Neighborhood Plan Amendment  
Case Numbers: NPA-2012-0018. 01, NPA-2012-0018. 02, C14-2012-0052, C14-2012-0053, C14-2012-0054

June 8, 2012

Dear Ms. Meredith (and Planning Commission/City Council Members):

I am writing to document my opposition to the proposed land use and zoning changes detailed in the case numbers listed above. Please if possible include this letter in the public record, and in the meeting packets for the June 12 Planning Commission and June 28 City Council meetings. If you could reply back to confirm that it has been received and will be included for both meeting packets, I would appreciate it so much.

I have owned and resided at 5407 McCandless Street since 2002. I had been looking for a house in this area for a couple of years and when it came on the market, I was thrilled. Since then, I have done many improvements and updating to the house while trying to keep the charm of the original 1948 structure. It is a place I take much pride in. I love my neighborhood and my wonderful neighbors. We have quite an amazing community — like a small town within the city. I feel so blessed to live here.

My neighbors would agree that our street and our neighborhood is a wonderful, homey place. Local privately owned businesses and restaurants, physician offices (my doctor is a mile from me) and coffee houses (3 within walking distance of my house). We love them, frequent them, and love seeing our neighbors and their kids there.

Our neighborhood association and Planning Team are just awesome, and we have a thoughtful, visionary and progressive neighborhood plan/map that represents vast stakeholder input and enthusiastic anticipation for urban neighborhood development. We welcome the future of our neighborhood plan and are committed to upholding it!

In short; the long-range, big-picture land use plan put together by the city and the neighborhood working together should overrule the short-term desires of any single property owner. Exceptions might be if a property owner can demonstrate that the requested change enhances the goals of the overall plan and the neighborhood. This applicant has failed to do that, and has not followed up with us at all for further discussion on any middle ground (although invited to do so after our neighborhood planning team unanimously opposed their initial proposal).

In addition, I also have these more specific issues with the proposed change. (Note that these specifics are also included in other submitted comments, and I have intentionally re-stated them here because they are well-articulated. )

1. The applicant wishes to change mixed-use to multifamily. Mixed-use development brings more value to the neighborhood around it than multifamily. Multifamily simply brings more density. We love the nearby mixed-use developments and frequently patronize the businesses there. If each landowner along the VMU corridor is allowed to opt-out of mixed-use, then we will be left with monolithic single-use properties, not the vibrant mixed-use avenues we want.
2. There is already plenty of multifamily- zoned land in the area. I see no reason to add more. If this developer wants to develop under multi-family zoning, then he or she should pursue acquiring some

of that property.

3. Changing all of the combined properties to MF6 will allow for a level of density that is absolutely incompatible with the surrounding neighborhood. There are currently 2 residential units on the combined properties. Current land-use and zoning will probably support a 100-fold increase in population density. I see no reason to modify the land-use and zoning to support a 200-fold increase when the land has been so underutilized for so long.

4. That level of density will also dramatically increase traffic on Sunshine and Houston, and also on my street McCandless. Sunshine is the main access street for McCallum High School, and is already congested in the morning and afternoon. Houston is a small residential street that can't support very much traffic, and has no light at Lamar.

In summary - I'm confident that the proposals will lead to a greatly reduced quality of life in this area, for the residents, for the students of McCallum, and for those good folks who traverse our area because they want to be part of this great neighborhood.

I strongly urge you all to reject these proposals.

Thank you.

All the best,

Nita Luann Williams  
5407 McCandless St.  
Austin, TX 78756

**From:** Karen Wiley

**Sent:** Saturday, June 09, 2012 2:33 PM

**To:** Meredith, Maureen

**Subject:** Letter of Opposition to Zoning and Land Use changes for Case Numbers: NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0052, C14-2012-0053, C14-2012-0054

**To:** Maureen Meredith, Neighborhood Planner

**Subject:** Proposed Brentwood Neighborhood Plan Amendment & Associated Zoning Changes

Case Numbers: NPA-[2012-0018.01](#), NPA-[2012-0018.02](#), C12-2012-0052, C12-2012-0053, C12-2012-0054

June 9, 2012

Dear Ms. Meredith,

I own and reside in a home that lies within 500 feet of the proposed land use and zoning changes. I am writing to provide record of my opposition to the proposed changes for the Shia and State Trooper Association Properties, city case numbers are referenced above. I have lived in Central Austin for 16 years. My husband and I have owned our home in Brentwood for 11 years. Our two children attend our neighborhood elementary school, riding bikes when they can. We are invested in our community. We chose our location for many reasons including our proximity to schools, restaurants and stores. We can walk and ride our bikes rather than take our cars and we frequently do. We can hop on the bus and quickly arrive at UT Campus or downtown. In addition to our fantastic access, we enjoy our post WWII neighborhood feel. We enjoy our yard and gardens, the sounds of birds, big shady trees, and our diverse neighbors- old, young, single, partnered, Texas natives, transplants from all regions and international residents, too.

I support continued density in North Central Austin applied appropriately. The Neighborhood Plan that is in place for our area was the result of years of work on the part of neighborhood residents and city planners. The lots under consideration for redevelopment have land use and zoning designations that provide for transitional density from what will ultimately be a highly dense Lamar Blvd to the existing neighborhood that is primarily single-family residential.

We have been presented with a proposed 400 unit apartment complex under the densest multifamily designation possible that would face Houston Street. Houston street is a narrow residential street that becomes very congested with traffic associated with McCallum High School. Houston street does not have a light at Lamar Boulevard. The increase in traffic would cause safety issues for the students and staff at McCallum High School and for all residents located near the redevelopment sites.

It is grossly inappropriate to place a dense 400 unit apartment complex across the street from single family residences and at the end of single family streets that are only about 1000ft long.

The applicants for these changes have shown no interest in engaging stakeholders beyond the very minimum required by the city development review process. They have shown no consideration for nearby residents or the neighborhood culture in their design and in their presentation and responses to resident questions. We have had far more engaging and successful collaboration with another developer along Lamar who will be building within existing land use and zoning but who has sought to be a good neighbor and addressed residents' concerns through their design process.

The existing zoning and land use for these lots are appropriate and should be upheld. The proposed land use and zoning changes should be denied. Granting spot zoning to the first

developer who comes along and proposes density for the sake of profit does not support the city's desire for smart sustainable growth within the context of Austin's vibrant and diverse neighborhoods.

Please include my letter in the case files as referenced above and confirm your receipt of my letter.

Thank you for your time and consideration,

Karen Wiley

5314 McCandless Street

Austin, TX 78756

**From:** Charee Mooney Thompson [  
**Sent:** Sunday, June 10, 2012 11:54 AM  
**To:** Meredith, Maureen  
**Subject:** Proposed Brentwood Neighborhood Plan Amendment

Greetings Ms. Meredith,

My name is Charee Thompson and my husband and I live at 5409 McCandless, within 500 feet of the proposed plan amendments, NPA-[2012-0018.01](#) & NPA-[2012-0018.02](#).

I'm writing to express our concern about the amendments, in hopes that our neighborhood is not only heard, but that we can also work with the landowners and developers to ensure that the future of this neighborhood is in everyone's best interest.

We've lived in our home for almost three years, which is not a long time compared to others on our street who raised children here and have called Brentwood home for decades. When we moved into our home we were pleasantly surprised by how welcoming people were, how long they had lived in this neighborhood, and most importantly, how much they care about Brentwood and the city at large.

Currently, McCandless is a busy street, with high school students and people on their way to work using it as a shortcut between North Loop and Houston. Often when I am walking to or from the bus, or taking our dog for a walk, cars will speed by. I mention this because we are already dealing with traffic and congestion from the high school and commuters; it is unimaginable how crowded Houston will be if a high-density residential complex is built in the area under consideration. Frankly, it is 1) unsafe to the children of the neighborhood and the high school and 2) impractical in terms of traffic to build a complex that dense in that location.

Our neighborhood realizes that the future of Austin involves revitalizing what is old and worn, and welcoming new residents into our neighborhoods. We are and continue to be very open to plan amendments that attempt to take into consideration the current and future residents of the neighborhood. And by that I mean developments that are not as dense, include feasible ways of dealing with traffic and parking, and include amenities (shops, parks, trees, etc.) that benefit the neighborhood and its aesthetic as a whole. Those filing these amendments, from their presentations thus far, have not shown interest in the concerns about safety and traffic that we have voiced. We hope these plan amendments are denied, and that the filers come to the neighborhood with more thoughtful and forward-thinking negotiations.

If you would, please, file this letter with the others involved with these cases. Thank you for your time and consideration.



Regards,  
Charee Mooney Thompson

--

Charee Mooney Thompson, M.A.  
Assistant Instructor  
Department of Communication Studies  
The University of Texas at Austin  
1 University Station A1105  
Austin, TX 78712

**From:** Libby Farris  
**Sent:** Sunday, June 10, 2012 1:00 PM  
**To:** Meredith, Maureen  
**Subject:** Message from a Brentwood homeowner

Dear Ms. Meredith

I would like to add my voice to the objections to the change in zoning re: NPA-2012-0018.01 & NPA-2012-0018.02, and C14-2012-0052, C14-2012-0053, & C14-2012-0054

I strongly believe this development would be detrimental to the existing single-family nature of the surrounding streets and neighborhood. With most of the units being 2BR-2BA, 400 units easily translates into almost 1000 additional cars that will severely impact the Sunshine/ Houston Street traffic load. After seeing the site plan presented by the developer's representative at the the recent meeting, it's clear that there is no provision for guest parking either. So the vehicles of visitors to this apartment complex will overflow onto neighboring streets as well.

This is a neighborhood where people walk dogs, ride bikes and generally enjoy a peaceful retreat from city bustle. Most homes are owner-occupied, well-maintained and watched over.

With its excessive 90-ft building height this development is in complete opposition to the character and charm of this enclave of one-story cottages. This proposed project appears to have taken what is currently a large wildflower field and paved it over with the maximum number of profit-generating rental units--without even making an attempt to preserve any greenspace for its own tenants, let alone the welfare of the surrounding neighbors.

I urge you and the City to return this request to the developers with an emphatic NO.

Please respond with your acknowledgement of receipt of this message and that it has been entered into the public record.

Sincerely,

Libby Farris  
5410 Aurora Drive  
Austin, TX 78756

**From:** Susan Moffat

**Sent:** Sunday, June 10, 2012 11:55 PM

**To:** sully.jumpnet@sbcglobal.net; danette.chimenti@gmail.com; amdealey@aol.com; dave.anderson.07@gmail.com; vskirk@att.net; commjms@sbcglobal.net; mnrghatfield@yahoo.com; alfonsohernandez@gmail.com; donna.plancom@gmail.com

**Cc:** Meredith, Maureen; Anguiano, Dora

**Subject:** Please Vote No on Items 14 & 15 - Serious Impacts to McCallum HS

Dear Members of the Planning Commission,

I am writing to express my strong concerns regarding the zoning and use changes proposed in Items 14 and 15 on your June 12th agenda and to ask your support in opposing them.

The tracts in question comprise six acres on Sunshine Drive and Houston Street, small residential streets directly adjacent to McCallum High School. The proposed change will allow for building heights up to 90 feet tall, 80% impervious cover and small minimum setbacks (5 to 15 feet) in conflict with the area's adopted Neighborhood Plan.

According to neighbors, the applicant's representatives have presented a concept for a single, large apartment building with as many as 400 units, meaning the likely addition of at least 400 more cars to the immediate area (this assumes average Austin use; while some renters may rely on public transportation, units with multiple tenants may have more than one car).

**As a former McCallum parent, current member of the McCallum Campus Advisory Council, and former chair of the McCallum Facility Master Plan Task Force, I am quite familiar with the area in question.**

**In addition to the clear conflict with the Brentwood NP, I believe the requested changes will result in a significant negative impact to McCallum High School, including possible harm to students, and should be opposed for the following reasons:**

1. Traffic congestion is already extreme on these streets during school hours and on many evenings and weekends as well. With over 1800 students and several hundred staff members arriving and leaving every day, the area is already saturated with car, bike and pedestrian traffic. Many of these drivers are young and inexperienced, and all students - whether walking or biking - are subject to the distractions, impulses and lack of caution that typify the teen years. Adding 400 new cars to these already overburdened streets threatens to create a deadly mix, as renters rushing to get to work or college overlap with young teens rushing to get to school.
2. In addition to cars, school bus traffic in this area is quite intense during morning rush hour and at school release. Buses form a solid line on much of Sunshine Drive

during these times, limiting visibility and reducing traffic to a single lane. McCallum's regular class schedule starts at 9am, but hundreds of students begin arriving as early as 6:30am for band practice or zero hour classes. After school pick-up begins at 4:15pm and lasts until the last rehearsal, football practice, extracurricular rehearsal or performance is finished.

3. Many students also ride the Cap Metro 1L and 1M buses on Lamar, requiring them to make their way by foot down Houston, a small congested residential street with inadequate sidewalks. Adding 400 or more units to this street will exacerbate an already dangerous situation.

4. As home of the district-wide McCallum Fine Arts Academy, the campus hosts an unusually high number of rehearsals, events and performances on multiple evenings each week, as well as Saturday performances and Sunday matinees. The school currently has three functioning performance spaces, with a combined seating capacity of over 900, including the new McCallum Arts Center on Sunshine Drive. Virtually all attendees for these events arrive by car on Sunshine Drive, as do parents picking up student performers.

5. At most times of day, it is virtually impossible to turn left from Sunshine Drive onto westbound Koenig Lane due to the high traffic volume already on this roadway. This means all new traffic traveling west will be forced to exit the area on Houston or Sunshine, the same small residential streets that are already overloaded.

6. McCallum is one of AISD's most successful central city high schools, with a diverse student population that already exceeds the number for which the facility was designed. Because of its age and size, this campus may well require additions or expansions in the future, and the proposed zoning changes could effectively limit or inhibit AISD's ability to provide safe efficient facilities for a growing student population.

It is regrettable that this proposal comes before you when school is already out for the summer, making it impossible to provide you with current photos of traffic congestion during a typical school day or invite you to attempt navigating it yourselves. Obviously, the timing also makes it impossible for our Campus Advisory Council to weigh in as a formal body or for us to notify all the families, students, faculty and staff who will be affected by your decision in this case.

Please take seriously the likely effects of this proposal on our successful public high school and vote No on Items 14 and 15.

As always, thank you for your thoughtful consideration and for your countless hours of hard work on behalf of our community.

Best,

Susan Moffat  
4112 Speedway  
590-0227

**14. Plan Amendment: NPA-2012-0018.01 - Texas State Troopers**

Location: 5538 North Lamar Blvd. & 826 Houston Street, Waller Watershed, Brentwood NPA

Owner/Applicant: Texas State Troopers

Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)

Request: Mixed Use to Multifamily

Staff Rec.: **Recommended**

Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)

Planning and Development Review Department

**15. Plan Amendment: NPA-2012-0018.02 - George Shia**

Location: 828, 836, 900, 902 Houston Street & 5527 Sunshine Drive, Waller Watershed, Brentwood NPA

Owner/Applicant: George Shia

Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)

Request: Higher Density Single Family and Mixed Use/Office to Multifamily

Staff Rec.: **Recommended**

Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)

Planning and Development Review Department

-----Original Message-----

From: Lisa Lawless  
Sent: Monday, June 11, 2012 5:09 PM  
To: Meredith, Maureen  
Subject: Uphold Brentwood Neighborhood Plan

Maureen Meredith,

Regarding case numbers:  
NPA-2012-0018.01 and NPA-2012-0018.02  
C14-2012-0052  
C14-2012-0052  
C14-2012-0054

Please respond to this email to confirm that it has been received, and please enter this into the public record.

Regarding the proposed development at 828, 836, 900, and 902 Houston Street and 5527 Sunshine Drive, the plan is obviously not in keeping with the established Brentwood Neighborhood Plan. A multi-family building of this size would be completely out of scale with the surrounding neighborhood. Our reason for buying our property on Sunshine Drive almost twelve years ago was because this has always been a quite, single-family residence, low-density community. Even at the current level of population density of our neighborhood, rush hour traffic is slow and congested. Leaving this area on weekday mornings requires a planned route of right-hand turns to avoid excessive wait times at intersections. Another traffic concern is parking. With McCallum High School right down the street, we already have students' cars parking throughout the neighborhood when school is in session. This large development would only make that issue far worse. The home owners of this community are completely opposed to this proposed plan, and we expect the City of Austin to hear our concerns and uphold the Brentwood Neighborhood Plan.

Lisa Lawless



**From:** Emily Hoyt  
**Sent:** Monday, June 11, 2012 8:09 PM  
**To:** Meredith, Maureen  
**Subject:** proposed development on Houston Street

I would like to contribute to the discussion regarding the proposed development on Houston Street (case numbers > NPA2012-0018.01 and NPA-[2012.0018.02](#)).

For the past 8 years this neighborhood has been my home, first as a renter in a small apartment complex, and now as a home owner. I met my husband walking dogs here and now as new parents, we live just one block from the proposed site. I love this neighborhood. It is an affordable, walkable, bikeable neighborhood, with easy access to public transportation. I would like to continue to see it grow up, especially with higher density VMU concentrated on the corridors along Lamar, with more residential houses, duplexes, small apartment complexes, and park space in the interior.

I am opposed to the current proposal of 400+ units on Houston Street. This is a poorly placed project. Although, dense in the numbers of units, the change in zoning concentrates the density into property that should remain mixed use residential, while the corridor of North Lamar misses out on much needed VMU. The project detracts from the growing vibrancy that makes the area an attractive place for people to relocate to, and stay to live permanently (as I have).

I am in no way opposed to growth. I welcome new growth in my neighborhood and will be around for a long time to experience the benefits of appropriate projects. Hopefully this poorly conceived project will not.

Thank you for your time. Please confirm that you have received this letter and entered it into the public record for the Planning Commission Meeting.

Sincerely,  
Emily Hoyt

-----Original Message-----

From: Doug Campbell  
Sent: Monday, June 11, 2012 10:31 PM  
To: Meredith, Maureen  
Subject: REF: NPA02012-0018.01 & NPA-2012-0018.02

Douglas W Campbell & Kenneth W MacKenzie III  
1306 Houston Street  
Austin, Texas 78756  
Phone: 512 574 1763

REF: NPA02012-0018.01 & NPA-2012-0018.02 and C14-2012-0052, C14-2012-0053,  
& C14-2012-0054

Maureen Meredith  
City of Austin Case Manager  
City of Austin, Planning & Development Review Department  
505 Barton Springs Road, 5th Floor  
Austin, Texas 78704

Dear Maureen,

As homeowners and long-time residents of the Brentwood neighborhood, we are alarmed and wish to voice protest and opposition to the proposal for zoning changes that would allow another large multi-family complex to be built within 500 feet of our single family home. Any variance for more multifamily dwellings in consideration of the high concentration of such properties already available in and around Lamar, Houston Street and Sunshine Avenue would be totally unacceptable and would be vigorously protested. We and our neighbors have already given up a great deal of quality of life to support continued concentration of living by allowing for more multi-family units, flag lots, and duplexes already replacing once quaint single family houses, churches and schools. Traffic on Houston Street is increasing exponentially as commuters speed between Lamar and Burnett Road.

The Brentwood neighborhood already has a plan in place for responsible growth in cooperation with Austin City Council and we expect that plan to be honored and upheld.

Sincerely  
Doug Campbell & Ken MacKenzie III

**From:** David Swann  
**Sent:** Tuesday, June 12, 2012 3:40 PM  
**To:** Meredith, Maureen  
**Subject:** objection to changes in neighborhood plan

Dear Commissioners,  
Thank you for considering my objection to the two cases described below. I will bring an original, signed copy to tonight's meeting.

Case Number NPA-2012-0018.01  
Contact: Maureen Meredith  
Public Hearing: June 12 Planning Commission  
June 28 City Council

Submitted by Jon David Swann  
5408 McCandless Street  
Austin TX 787569

I object to this change.

---

Case Number NPA-2012-0018.02  
Contact: Maureen Meredith  
Public Hearing: June 12 Planning Commission  
June 28 City Council

Submitted by Jon David Swann  
5408 McCandless Street  
Austin TX 787569

I object to this change.

---

**From:** Susanna Sharpe  
**Sent:** Wednesday, June 13, 2012 8:42 AM  
**To:** Meredith, Maureen  
**Subject:** NPA-2012-0018.01 and NPA-2012-0018.02

To: Maureen Meredith  
From: Susanna Sharpe, McCallum HS parent, Brentwood resident  
Re: NPA-2012-0018.01 and NPA-2012-0018.02

Dear Ms. Meredith,

I am writing to register my objection to the proposed high-density residential MF-6 development on Sunshine Drive across from McCallum High School, development that would require land-use and zoning changes. I am a McCallum parent, and will be for the next five years. I have driven on Sunshine Drive at numerous times of day, including the hours of 8:30-9 a.m. and 4-4:45 p.m. (when school begins and lets out), not to mention at other hours, including times of day when one or more events are taking place in McCallum's performance spaces.

Traffic on Sunshine Drive often comes to a complete standstill at these and other times of day. Many students are driving, being dropped off, and crossing the street. Some are on bikes. Numerous school buses are lined up. The thought of adding traffic--both foot and car, not to mention bicycle--from the proposed development to that mix sounds like a disaster and potentially dangerous.

I urge you and others to deny any bending or setting aside of the rules already in place for how this land can be developed.

Sincerely,

Susanna Sharpe

**From:** Lisa Lawless  
**Sent:** Thursday, June 14, 2012 9:21 AM  
**To:** Meredith, Maureen  
**Subject:** Uphold Brentwood Neighborhood Plan

Maureen Meredith,

Regarding case numbers:  
NPA-2012-0018.01 and NPA-2012-0018.02  
C14-2012-0052  
C14-2012-0052  
C14-2012-0054

Regarding the proposed development at 828, 836, 900, and 902 Houston Street and 5527 Sunshine Drive, the plan is obviously not in keeping with the established Brentwood Neighborhood Plan. A multi-family building of this size would be completely out of scale with the surrounding neighborhood. Our reason for buying our property on Sunshine Drive almost twelve years ago was because this has always been a quite, single-family residence, low-density community. Even at the current level of population density of our neighborhood, rush hour traffic is slow and congested. Leaving this area on weekday mornings requires a planned route of right-hand turns to avoid excessive wait times at intersections. Another traffic concern is parking. With McCallum High School right down the street, we already have students' cars parking throughout the neighborhood when school is in session. This large development would only make that issue far worse. The home owners of this community are completely opposed to this proposed plan, and we expect the City of Austin to hear our concerns and uphold the Brentwood Neighborhood Plan.

Lisa Lawless

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:  
 City of Austin  
 Planning and Development Review Department  
 974-2695  
 P. O. Box 1088  
 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2012-0018.02  
 Contact: Maureen Meredith  
 Public Hearing: June 12, 2012, Planning Commission  
 June 28, 2012, City Council

☐ I am in favor  
☒ I object

Your Name (please print) Joel East

Your address(es) affected by this application 5400 Sunshine Dr. 78756

Signature [Signature] Date \_\_\_\_\_

Comments:  
The area is already overcrowded with traffic, especially the 9 months when school is in session. A new apartment complex will lower the value of surrounding residential properties and make the streets more dangerous for our children.

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:  
 City of Austin  
 Planning and Development Review Department  
 974-2695  
 P. O. Box 1088  
 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2012-0018.02  
 Contact: Maureen Meredith  
 Public Hearing: June 12, 2012, Planning Commission  
 June 28, 2012, City Council

☐ I am in favor  
☒ I object

Your Name (please print) Chardina Dehipity

Your address(es) affected by this application 5413 McCandless 78756

Signature [Signature] Date 6/5/12

Comments:  
Dying the neighborhood with the developer represented - Maureen had a parcel of picks that surround the proposed site. It did not include an at the neighborhood picture (only an down neighborhood picture). The planning commission should get picks of the neighborhood way not include.

From: Ken Davis  
 Sent: Tuesday, September 11, 2012 7:27 PM  
 To: Meredith, Maureen



**Subject:** Case Nos. NPA-2012-0018.01, NPA-2012-0018.02, CI4-2012-0052, CI4-2012-0053, and CI4-2012-0054

Ms. Meredith,

I am writing you in regards to the cases referenced in the subject line of this email. I wish to communicate that I strenuously object to the proposed modifications to our well-designed, thoroughly-vetted neighborhood plan. I spoke my piece during the formulation of the neighborhood plan. I now find myself having to deal with these attempted assaults by developers, who no doubt live somewhere else, on my neighborhood multiple times a year. This neighborhood already has more than its share of traffic due to schools, government offices, the Triangle, cut through traffic between the main arteries of Lamar Blvd. and Burnet Road, etc. The neighborhood plan needs to be respected because, quite frankly, it is the plan, it is appropriate, and it works. The developers knew what the plan was when they started sniffing around. They lose nothing that they have a right to if we stick to the plan but my neighbors and I will be significant losers in terms of our quality of life if we are made to change the plan that we developed in good faith so many years ago. Please communicate my concerns to those who will be considering whether this assault on the neighborhood should be allowed. Thank you for your assistance.

Kenneth E. Davis  
4906 Lynndale Dr  
Austin, TX 78756

**From:** Geek Box  
**Sent:** Monday, September 10, 2012 9:43 PM  
**To:** Meredith, Maureen  
**Subject:** Brentwood Zoning Changes

RE: City of Austin Cases [NPA-2012-0018.01](#), [NPA-2012-0018.02](#) and Cases [C14-2012-0052](#), [C14-2012-0053](#), [C14-2012-0054](#).

I oppose the proposed zoning changes for the Shia Properties and the State Trooper Properties at Houston St., Sunshine Dr., and North Lamar Blvd. I'm fine with high density development on Lamar and Burnet but the proposed changes are too internal in the neighborhood. I am a home owner in Brentwood and a voting resident.

Thank you for your service to our city.

Sincerely,

-Julie Newton on Joe Sayers

**From:** Gray,Shelly (HHSC)  
**Sent:** Monday, September 10, 2012 9:30 AM  
**To:** Meredith, Maureen  
**Subject:** Brentwood Neighborhood

Good morning, Ms. Meredith. I am a resident of Aurora Drive between North Loop and Houston, and I am writing to protest a proposed MF-6 development at Houston and Sunshine, which goes against the neighborhood plan.

Please consider this my protest regarding NPA-2012-0018.01 and NPA-2012-0018.02 and C14-2012-0052 and C14-2012-0053 and C14-2012-0054. Please respond to confirm that you received my protest and entered it into the public record. Thanks.

Shelly K. Gray  
Assistant General Counsel  
Texas Health and Human Services Commission  
4900 N. Lamar Blvd., BH-1070  
Austin, TX 78751  
Tel: (512) 487-3369  
Fax: (512) 487-3421

NOTICE: This communication may be confidential and/or privileged under law - specifically including Tex. R. Civ. P. 192, Article V of the Texas Rules of Evidence, and other applicable statutory, quasi-statutory, and common law. Accordingly, pursuant to Chapter 552 of the Texas Gov't Code (the "Texas Public Information Act") and court interpretations thereof, the information that is contained within this communication may not be subject to disclosure to the public under Section 552.101, et seq., of the Code - specifically including Sections 552.103, 552.107, 552.108, and 552.111 - and further may be protected from disclosure or production for other purposes, such as in the context of civil discovery.

**From:** Scott McCullough  
**Sent:** Monday, August 27, 2012 7:59 PM  
**To:** Meredith, Maureen  
**Subject:** Letter of objection to proposed apartment development

Dear Ms. Meredith:

I wanted to voice my objection to the proposed apartment development near McCallum High School, case numbers NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0052, C14-2012-0053 and C14-2012-0054. We have a neighborhood plan that was carefully crafted with input from the city and neighborhood residents and this does not fit the agreed upon plan. We expect responsible growth in our neighborhood and for the approved plan to be upheld, which this proposed development does not. I appreciate your time and consideration of our concerns.

Please respond to this e-mail to confirm receipt and to insure that it has been entered into the public record.

Sincerely,

Scott McCullough

**From:** Eric Quiat  
**Sent:** Thursday, August 16, 2012 7:22 PM  
**To:** Meredith, Maureen  
**Subject:** Brentwood Neighborhood Plan, Letter for Public Record

Dear Ms. Meredith,

I am a Brentwood homeowner and am writing you regarding the proposed land use and zoning changes related to case numbers: NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0052, C14-2012-0053, and C14-2012-0054.

As a neighborhood homeowner I would like to be listed in the public record as respectfully against the planned re-zoning project. I would like to see the current neighborhood plan upheld.

Please let me know that you have received this letter. Should you need any further information, please let me know.

Regards,

Eric Quiat

**From:** Nadav Givoni  
**Sent:** Wednesday, September 19, 2012 8:10 PM  
**To:** Meredith, Maureen  
**Subject:** Brentwood Resident

Maureen,

I was contacted by Richard Brock the BNPCT Chair in regards to Neighborhood Plan Amendment

**File Numbers:** [NPA-2012-0018.01](#) & [NPA-2012-0018.02](#)

**Case Numbers:** [C14-2012-0052](#), [C14-2012-0053](#), & [C14-2012-0054](#)

As my family and I live and own two properties in Brentwood, I find the requested amendments unwarranted and unnecessary. I hope that the City decides to decline the proposed changes.

Thank you.

--

Nadav Givoni

-----Original Message-----

**From:** tellerman  
**Sent:** Sunday, September 23, 2012 5:58 PM  
**To:** Meredith, Maureen

Subject: NPA-2012-0018.01 & NPA-2012-0018.02, NPA-2012-0018.05, NPA-2012-0018.07, NPA-2012-0018.09, C14-2012-0052, C14-2012-0053, & C14-2012-0054

Ref: NPA-2012-0018.01 & NPA-2012-0018.02, NPA-2012-0018.05, NPA-2012-0018.07, NPA-2012-0018.09, C14-2012-0052, C14-2012-0053, & C14-2012-0054

As Brentwood residents and property owners, we would like to express our opposition to the several cases that are coming before the City soon (referenced above). Brentwood has an approved Neighborhood Plan, which was created to allow development in the neighborhood, while preserving enough of the residential character important to the quality of life for our residents. It was carefully & publicly vetted.

Creating changes/exceptions that these cases all request would chip away at that quality by bringing more impervious cover, more height, and/or more traffic. In my opinion, the result of each of these changes would be a less desirable neighborhood for all the residents, and possibly lower property values for adjacent properties.

There does not appear to be any benefit to the neighborhood in any of these cases. The Neighborhood Plan allowed for all of these types of development in the appropriate areas of the neighborhood. We just don't think the city should approve any changes to our thoughtful, established plan, or the related zoning, to benefit a few property owners at the expense of many others.

Tom and Mary Ann Ellerman  
1803 Justin Lane  
Austin, TX 78757

**From:** Anne Rogers  
**Sent:** Monday, September 24, 2012 7:40 AM  
**To:** Meredith, Maureen  
**Cc:** richbrock@  
**Subject:** Oppose Brentwood Neighborhood Plan Amendments!

Ms. Meredith -

I strongly urge you to oppose the following Neighborhood Plan Amendment File Numbers: NPA-[2012-0018.01](#) & NPA-[2012-0018.02](#), relating to zoning Case Numbers: C14-2012-0052, C14-2012-0053, & C14-2012-0054. As a resident of Brentwood, I support the Brentwood Neighborhood Planning Contact Team (BNPCT) recommendation letter on this matter dated May 10, 2012.

Brentwood has an approved Neighborhood Plan. It is the result of many long months of hard work, and it was carefully & publicly vetted. Developers always want more. More impervious cover, more units, more stories. Brentwood residents are committed to defending our Neighborhood Plan which allows redevelopment on an appropriate scale without these proposed plan amendments and zoning changes.

Thank you,

Anne Rogers  
5314 Roosevelt Ave.

Austin, TX 78756

-----Original Message-----

From: Charles Sandel

Sent: Wednesday, September 26, 2012 12:09 PM

To: Meredith, Maureen

Subject: NPA-2012-0018.01 and NPA-2012-0018.02 and CI4-2012-0052 and CI4-2012-0053 and CI4-2012-0054

Ms. Meredith,

I am a resident of the Brentwood Neighborhood. I live at 5403 Aurora Dr. 78756.

This is close to the proposed development on Houston St.

There is a neighborhood plan already in effect, but this development does not fall within its guidelines. I think we should follow the existing neighborhood plan. It was the result of a lot of work by many people and respects the neighborhood in the spirit of "Imagine Austin".

Traffic from McCallum High, the State offices, School for the Blind, etc. are already stressing the infrastructure. The new Camden development will add to this. There are other developments in the works (Adams/Burnet), all of which will add traffic between Lamar and Burnet and Koenig Lane/MOPAC.

We have a reasonable neighborhood plan already that is open to appropriate density. We expect reasonable, responsible growth, and this 400-unit apartment complex is not that.

Thank you

Charles Sandel

5403 Aurora Dr.

Austin, TX 78756

512-458-8431

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:

City of Austin  
Planning and Development Review Department  
974-2695  
P. O. Box 1088  
Austin, TX 78767-8810

**RECEIVED**  
10/3/12

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2012-0018.02

Contact: Maureen Meredith

Public Hearing: October 11, 2012, City Council

Nicole Elmer

Your Name (please print)

506 N. Lamar Blvd. Austin TX 78751

Your address(es) affected by this application

Nicole Elmer 9/27/2012

Signature

Date

☐ I am in favor  
☒ I object

Comments:

We don't need any more overpriced apartment complexes driving up rent in this already in addition to traffic congestion + construction noise + blockage on roads.

**PUBLIC HEARING COMMENT FORM**

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City of Austin  
Planning and Development Review Department  
974-2695  
P. O. Box 1088  
Austin, TX 78767-8810

**RECEIVED**  
10/3/12

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2012-0018.02

Contact: Maureen Meredith

Public Hearing: October 11, 2012, City Council

KATE WANSTROM

Your Name (please print)

5611 SUNSHINE DR.

Your address(es) affected by this application

Kate Wanstrom 09/27/12

Signature

Date

☐ I am in favor  
☒ I object

Comments:

This proposed development is too close to the school. Also, this area is already very busy + for residential, when about 80% occupied, when we the place for dealing w/ unmeetable parking, water use, + electricity? Make this a serious green project + keep it on Lamar + I will support it.



# PUBLIC HEARING COMMENT FORM

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City of Austin  
Planning and Development Review Department  
974-2695  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: NPA-2012-0018.02

Contact: Maureen Meredith

Public Hearing: October 11, 2012, City Council

☐ I am in favor  
☒ I object

*Evan Riera*

Your Name (please print)

*5314 McCandless*

Your address(es) affected by this application

*[Signature]*

Signature

Date

Comments: *The current SF-6 designation for this property was intended to provide a buffer zone between commercial space and adjacent SF-3 single family residences, it should stay that way.*

## PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin

Planning and Development Review Department

974-2695

P. O. Box 1088

Austin, TX 78767-8810

RECEIVED  
10/3/12

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2012-0018.02

Contact: Maureen Meredith

Public Hearing: October 11, 2012, City Council

Stefan Wanström

Your Name (please print)

☐ I am in favor  
☒ I object

5611 Sunshine Dr. 78756

Your address(es) affected by this application

*Stefan Wanström*

Signature

25 SEP 12

Date

Comments: Just saw an ambulance brought from a creep to a halt despite siren and lights. because of the ALREADY EXISTING heavy traffic on Sunshine Dr. because of HIGH SCHOOL. Very irresponsible to encourage further strain on the "system" when we're always reminded of our inadequate WATER & ELECTRIC supply. Threatens the safety of McCallum students, parents, staff. Keep it on Lamar. Stay out of neighborhood.

**From:** Bryan Williams  
**Sent:** Tuesday, October 23, 2012 4:18 PM  
**To:** Meredith, Maureen  
**Subject:** Hearing re Houston St properties (Brentwood Neighborhood)

Ms. Meredith,

I am writing, as a resident and homeowner of South Brentwood, to let you know that I oppose proposed changes to the neighborhood future land use map for the Houston St properties that will be discussed at tonight's hearing.

The neighbors who live closer to these properties seem overwhelmingly opposed to these proposed changes, as does the neighborhood planning team. I can see only a downside and no benefit to the neighborhood if the changes are approved. The situation seems similar to the proposed 49th St changes, which I also opposed, and which were rejected by the commissioners several weeks ago: a developer trying to get rich at the expense of quality of life in the neighborhood.

I will be in attendance tonight in solidarity with representatives of the neighborhood. Thank you for your consideration.

Sincerely,

Bryan Williams  
1406 W 51st St  
Austin 78756  
512.689.4653

**From:** Susan Moffat

**Sent:** Monday, October 22, 2012 3:11 PM

**To:** Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgthatfield@yahoo.com; Nortey, James - BC; Oliver, Stephen - BC; brianone@brianroark.com; myronds.ms@gmail.com

**Cc:** Meredith, Maureen

**Subject:** Traffic/safety/overcrowding concerns: Agenda Items 8, 9, 10

Dear Chairman Anderson and Planning Commissioners,

As a member of the McCallum High School Campus Advisory Council, I am writing to share my serious concerns about Agenda Items 8, 9, and 10, which collectively seek zoning changes to place nearly 400 apartment units directly across from McCallum High School.

McCallum is the home high school for our neighborhood, our son is a 2010 graduate, and I served as chair of the school's Campus Master Plan Task Force so I am extremely familiar with the area in question. Having reviewed the backup materials and TIA, I respectfully ask you to deny the requested zoning and condition changes for the following reasons:

1. Project will significantly increase traffic in the immediate vicinity of McCallum high school. The project is located directly across a small residential street from the high school, wrapping along the rear of school's senior parking lot. Except for emergencies, all vehicles will enter and exit the site using just two driveways, one on Houston Street, and the other on Lamar. Both streets are key daily access points for nearly 1800 high school students and several hundred staff. As presented by the applicant in July, the proposed project is car-centered, with the majority of apartments accessed directly through a multi-story parking garage. The Traffic Impact Analysis projects additional vehicle trips per day for this project at over 2400 (this assumes a 5% transit reduction, which may or may not happen, given the car-centric design of the project; the total number could be even higher).

2. Student drivers are young, inexperienced, and all students - whether biking, walking or skateboarding - are subject to the impulsive, distracted behaviors of teens. Adding thousands of additional vehicles to this area can reasonably be expected to raise the statistical likelihood of accidents involving students.

3. Houston Street, a key access street for students, is already three times over its desirable operating threshold. According to the Traffic Impact Analysis, Houston currently experiences 3,610 vehicles per day – already more than triple its desirable operating threshold of 1200. Nearby neighbors report drivers already run stop signs at the intersection of Houston and Sunshine on a daily basis, a practice likely to be exacerbated by additional congestion.

4. Houston/Sunshine intersection is site of student activity throughout day. The northwest side of this intersection abuts the school's Language Arts wing and is a main entrance and exit point for many students. The northeast corner contains the

school's senior parking lot; because seniors are permitted to leave campus during lunch or other free periods, there is student activity - car and pedestrian - at this intersection throughout much of the school day.

5. Project's emergency exit/entrance on Sunshine will be inaccessible during school drop-off and pickup. The emergency exit for the project is located directly across Sunshine from the school's main entrance. This area is virtually impassable twice a day due to school and bus traffic; it is completely unrealistic to believe an emergency vehicle could gain access if needed during these times. With school buses parked end-to-end on Sunshine every morning and afternoon, it's doubtful a firetruck could negotiate this turn even if it managed to get that far.

6. TIA assumed 3 full-use driveways and has not been recalculated to reflect current reduction to 2. The TIA was conducted before the applicant agreed to gate off the Sunshine Drive exit for emergency use only. This means the actual number of vehicles using the Houston and Lamar driveways will much higher than originally than estimated, but the TIA has not been recalculated to reflect this significant change.

7. TIA fails to capture McCallum's unique traffic conditions as home to the district-wide Fine Arts Academy. In addition to regular school facilities, McCallum, as home to the district-wide Fine Arts Academy, has three performance venues with a combined seating capacity of nearly 1000. These venues are actively used after school and in the evenings nearly every day for rehearsals or performances. Oddly, the TIA was conducted on Thursday, May 3, the only regular school day in that entire month when not a single after-school activity was scheduled. Except for final exam days, the remainder of that month shows rehearsals or performances on every school night, every Sunday and all but one Saturday night (this schedule is readily available online). If any of the 385 units plan to host evening parties, parking for their guests on these streets will be problematic to say the least – yet none of this ongoing activity is captured in the TIA.

8. EIS estimates project will push McCallum to 124% enrollment in 5 years, creating serious overcrowding. The chart contained in the Education Impact Statement does not take into account McCallum's nearly 500 Fine Arts Academy transfers. However, the text of the EIS, which does factor in transfers, estimates this project will push the school to 124% occupancy in five years, which is considered seriously overcrowded by district standards (I am also a former member of AISD's districtwide Facility Master Plan Task Force, which spent considerable time identifying thresholds for overcrowding). Please be aware that AISD has already invested substantially in facilities for the Fine Arts Academy at this location so moving the Academy is not a realistic option.

9. Applicant's recent request to raise the price of affordable units from 60% MFI to 80% MFI would make these units unaffordable to all AISD teachers below a Step 9 pay grade, as well as AISD custodians, office staff and other workers. The difference between 60% MFI and 80% MFI represents an annual salary jump of over \$11,000, making these so-called "affordable" units unaffordable for many teachers,

custodians, and other school employees, as well as many other public and private sector workers including EMS communication technicians, administrative specialists, city inspectors, legal secretaries, transportation engineering technicians and many other positions.

(Austin's 2011 Median Family Income = \$56,783; 80% MFI = \$45,426/year; 60% MFI = \$34,069/year. Public salaries available at Texas Tribune website, <http://www.texastribune.org/library/data/government-employee-salaries/>).

The Neighborhood Plan and base zoning already allow a very large mixed-use project on this site. A zoning change to increase that number by 100 additional units, placing even more traffic on already crowded streets, is not a risk you should knowingly approve.

I respectfully ask you consider the above points and uphold the current neighbor plan and zoning. Thank you for your time and thank you for your service to Austin.

Best,

Susan Moffat

**From:** hitendpatel@

**Sent:** Saturday, October 20, 2012 4:55 PM

**To:** Meredith, Maureen

**Subject:** File Numbers: NPA-2012-0018.01 & NPA-2012-0018.02 and Case Numbers: C14-2012-0018.01, C14-2012-0052 & C14-2012-0053

Ms. Meredith:

In connection with the subject cases, I would like to record my opposition for the same reasons articulated in the letter dated May 10, 2012 from the Brentwood Neighborhood Planning Contact Team.

Thanks.

Hiten  
Managing Member  
Balefire Properties LLC

Owner of the property at:  
5001 Woodrow Avenue  
Austin, Texas 78756

**From:** Mary Ethen

**Sent:** Friday, October 19, 2012 5:59 PM

**To:** Meredith, Maureen

**Subject:** Opposition to NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0018.01, C14-2012-0052, & C14-2012-0053

Dear Ms. Meredith,

I have been a resident of the Brentwood Neighborhood for 8 years. I am writing to oppose the proposed Neighborhood Plan Amendments NPA-2012-0018.01 and NPA-2012-0018.02, as well as the following related zoning Case Numbers: C14-2012-0018.01, C14-2012-0052, & C14-2012-0053.

I oppose these proposed changes to the Brentwood/Highland Combined Neighborhood Plan, and I also oppose any associated zoning change requests.

Please respect the Brentwood/Highland Combined Neighborhood Plan.

Sincerely,

Mary Ethen  
1511 Brentwood St.  
Austin, TX 78757  
512-538-0883